

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

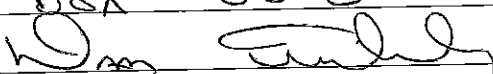
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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: 502 Main St		
PROJECT ADDRESS: 502 Main, RC		
DESCRIPTION OF REQUEST: See attached.		
YEAR CONSTRUCTED: 1969		
HISTORIC DISTRICT:		
<input type="checkbox"/> West Boulevard Historic District	<input type="checkbox"/> Environs of West Boulevard Historic District	
<input checked="" type="checkbox"/> Downtown Historic District	<input type="checkbox"/> Environs of Downtown Historic District	
<input type="checkbox"/> Individually Listed Property	<input type="checkbox"/> Environs of an Individually Listed Property	
STATUS:		
<input type="checkbox"/> Contributing	<input checked="" type="checkbox"/> Non-Contributing	
TYPE:		
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	
OWNER OF RECORD		
Name: MHL LLC	Phone #: 605-341-4525	Fax #: 605-341-6415
Mailing Address: PO Box 9303	City, State, Zip RAPID CITY, SD 57709	
Owner's Signature: 	Date: 3/23/11	
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

502 Main Street, Rapid City, SD

This request is for the next phase of rehabilitation toward adaptive reuse of this non-contributing building in the downtown commercial historic district. Care has been taken to design these elements in a manner that is compatible with the historic district in size, scale and materials and they are considered reversible alterations in keeping with the Secretary of the Interior's Standards.

We are seeking approval of the following at this time:

OUTRIGGERS – These decorative wood features will be located on the south and east elevations of the single-story portions of the building. On the south elevation and the east elevation of the center volume of the building, the outriggers will project from the wall surfaces and lighting pendants will hang from them. On the east elevation of the south volume of the building, the outriggers will extend out from the wall and will be supported by posts; the series of outriggers will create an entrance walkway to the restaurant and courtyards. Light fixtures will also hang from these outriggers.

Note: the previously approved awnings will no longer be used over the windows since the hours of restaurant operation never are in conflict with the solar orientation, plus they want maximized visibility to the busy street corner.

EXTERIOR STAIRCASE – In line with the outrigger entry, at the corner where the single-story volumes connect to the two-story volume, an exterior staircase will be installed to provide access to a roof deck (see below). This staircase will be metal and will be screened with a decorative metal screening to match design elements in the landscape features and the roof deck. This staircase is required by code for the roof deck.

ROOF DECK – A small roof deck will be located on the roof of the center portion of the building. The HPC previously approved extending the parapet edge of this portion of the building so that it extends above the roof edge and wraps around from the east elevation toward the west. At this time, we are asking to extend that parapet edge to the west edge of the building. A simple metal railing (to meet code) will be located 4 feet behind the parapet edge on the east and south edges of the deck. The west railing will consist of a metal screen of the same materials used to screen the staircase. The exterior stairs will meet the deck at the parapet edge at the wall of the two-story volume of the building. The north wall of the deck will consist of the elevator and interior stairwell, accessed by two doorways (see below). Care has been taken to insure that the visibility of this roof deck from the public rights-of-way is minimal.

Note: the new HVAC units for the one-story portions of this building will be relocated to the roof of 508 Main and will serve both buildings.

ELEVATOR – To provide ADA access to the upper floor of the two-story volume of the building, it is necessary to install an elevator and improved stairwell. These will be located along the south wall of the two-story volume and will provide access not only into the second story space, but access to the roof deck. To accommodate the elevator, a new structure to house the elevator overrun will project approximately 15 feet above the floor. The exterior of the structure will match the previously approved materials for the exterior of the building. On the south elevation of this structure will be a rigid sunscreen feature attached to the wall over the doorways. Tucked into an alcove on the north side of this structure will be the HVAC units for the two-story volume of the building.